



69-14

BOARD OF APPEAL

RICHARD O. ALDRICH  
DANA T. LOWELL  
F. LESTER FRASER

KATHARINE E. TOY, CLERK  
TELEPHONE  
235-1664

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Petition of Maria E. Stacho

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:20 p.m. on March 20, 1969, on the petition of Maria E. Stacho, requesting permission to give cooking lessons in her home at 99 Pilgrim Road as provided under Section XXIV-E of the Zoning By-law.

On February 6, 1969, the petitioner filed her request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

The petitioner spoke in support of her petition at the hearing.

Abbott Peterson, III and Mrs. Peterson, 103 Pilgrim Road, spoke in favor of the request at the hearing.

Statement of Facts

The house involved is a single-family dwelling located within a Single-family District, a district in which the desired use of the property is not permitted unless special permission is granted by the Board of Appeal.

The petitioner seeks permission to conduct cooking courses for a small group, not more than four or five persons at any one time. The lessons would take place in the morning hours, approximately between 9:00 a.m. and 11:00 a.m. for a period of one hour for one group Monday through Friday. As an alternate Tuesday or Thursday between 1:00 p.m. and 3:00 p.m. The driveway and garage easily accommodates six cars so that parking on the street will be completely avoided.

The reason the petitioner is making the request is that she has just finished writing a cook book which is now being published, and many of her neighbors have expressed interest in joining a group to take instructions in her home. It is her desire to open a school in the proper district at a later time if this temporary school proves successful.

Decision

It is the opinion of this Board that a real need exists for the proposed non-conforming use of the property and subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The proposed use should not create added traffic as very few cars will be at the premises at any one time, and it should not create any noise in the neighborhood as the work merely involves a course of instructions with the normal use of cooking utensils.

The Board, therefore, grants the desired permission under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That not more than six cars shall be parked on the premises at any one time incidental to the business involved.
2. That no cars shall be parked on Pilgrim Road at any time incidental to the business involved.
3. That no signs advertising or incidental to the school shall be displayed on the property.
4. That said classes shall be limited to not more than six at any one time.
5. That said permit shall remain valid only so long as the petitioner occupies the property.
6. That no products of the classes or ingredients of any kind shall be sold to any person who is not at any time taking cooking lessons from the petitioner.
7. That said permit shall expire one year from this date.

*Philip H. R. Colwell*  
~~Philip H. R. Colwell~~  
*Wanda J. Lowell*  
~~Wanda J. Lowell~~  
*F. Lester Fraser*  
~~F. Lester Fraser~~

Filed with Town Clerk \_\_\_\_\_

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Maria E. Stacho  
99 Pilgrim Road  
Wellesley, Mass.

